

**MINUTES OF LAYTON CITY  
COUNCIL MEETING**

**APRIL 4, 2013; 7:00 P.M.**

**MAYOR AND COUNCILMEMBERS  
PRESENT:**

**MAYOR J. STEPHEN CURTIS, MICHAEL  
BOUWHUIS, JOYCE BROWN, BARRY FLITTON,  
JORY FRANCIS AND SCOTT FREITAG**

**STAFF PRESENT:**

**JIM MASON, GARY CRANE, BILL WRIGHT,  
PETER MATSON AND THIEDA WELLMAN**

**The meeting was held in the Council Chambers of the Layton City Center.**

Mayor Curtis opened the meeting and excused Alex Jensen, City Manager, and welcomed Jim Mason, Assistant City Manager. Boy Scout Jared Zucker with Troop 451 led the Pledge of Allegiance. Winslow Hurst gave the invocation. Scouts from Troops 451 and 440 were welcomed. Students from Weber State University were recognized.

**MINUTES:**

**MOTION:** Councilmember Brown moved and Councilmember Freitag seconded to approve the minutes of:

**Layton City Council Meeting – February 21, 2013; and  
Layton City Council Joint Strategic Planning Work Meeting – February 28, 2013.**

Councilmember Brown indicated that “Kate Cardon” in the February 21, 2013, Council Meeting minutes should be “Kay Card.”

The vote was unanimous to approve the minutes as corrected.

**MUNICIPAL EVENT ANNOUNCEMENTS:**

Councilmember Brown indicated that the Family Recreation Program activity would be held on April 19th; Flap Jack Friday and Bingo. She said this was a new activity and would be held at the Central Davis Jr. High gymnasium from 6:00 to 8:00 p.m.

Councilmember Brown said the Davis Arts Council would be announcing their season for the upcoming summer tomorrow. She said Huey Lewis and the News would be coming.

**CONSENT AGENDA:**

**AGREEMENT WITH DAVIS COUNTY FOR CONDUCTING THE 2013 MUNICIPAL  
ELECTION UNDER THE OVERSIGHT OF THE CITY RECORDER – RESOLUTION 13-16**

Thieda Wellman, City Recorder, indicated that Resolution 13-16 authorized an agreement with Davis County to conduct the upcoming municipal election. She said the City had contracted with the County for several years to do the election. Thieda said the County had all of the equipment and staff to manage the election very well. She said they did a good job and the County worked well with the City. Thieda said the contract was very similar to the contract from two years ago; the prices were very similar. She said she anticipated that the costs would be a little higher this year simply because it was a mayoral race and the voter turnout should be higher, which meant that more equipment would be needed. Thieda said Staff recommended approval of Resolution 13-16.

Thieda mentioned that House Bill 403 was signed by the Governor this week, which shortened the candidate

filing period to one week. She said anyone anticipating running for Mayor or Council would need to file their declaration of candidacy between June 3rd and June 7th.

**FINAL PLAT APPROVAL – ROBERTS FARMS SUBDIVISION, PHASE 8 – APPROXIMATELY LAYTON PARKWAY AND ANGEL STREET**

Bill Wright, Community and Economic Development Director, said this was final plat approval for Roberts Farms Subdivision, Phase 8, located at Angel Street and Layton Parkway. He said the proposal was to develop 21 lots in the R-S zone, ranging in size from 12,000 to 26,000 square feet. Bill said this phase would include the extension of Layton Parkway toward 1700 West. He said the Planning Commission recommended approval and Staff supported that recommendation.

Councilmember Brown asked if lot 806 would front onto the cul-de-sac and not Layton Parkway.

Bill said yes.

**UTILITY AND STREET EASEMENT VACATION – THE COTTAGES AT CHAPEL PARK SUBDIVISION, PHASE 5 – APPROXIMATELY 80 S. CHAPEL STREET – RESOLUTION 13-15**

Bill Wright said Resolution 13-15 involved a utility and street easement vacation for the Cottages at Chapel Park Subdivision, Phase 5. He said the easement and street vacation involved a road and easement that had been platted in the 1960s as part of the Kent Estates Subdivision that was never developed. Bill said with recent utility improvements being completed for Phase 5 of the Cottages at Chapel Park, the existing sanitary sewer line could be abandoned and the easement vacated. He said Staff recommended approval.

Bill said this had been a very successful subdivision in the City and some of the homes would be part of the Parade of Homes this year.

**MOTION:** Councilmember Francis moved to approve the Consent Agenda as presented. Councilmember Bouwhuis seconded the motion, which passed unanimously.

**PUBLIC HEARINGS:**

**AMEND TITLE 19.21.070 OF THE LAYTON MUNICIPAL CODE – SEASONAL OUTDOOR VENDORS – ORDINANCE 13-05**

Bill Wright said Ordinance 13-05 was a proposed text amendment to the zoning ordinance regarding regulations for seasonal outdoor vendors. He said several months ago a Layton City business owner, Conrad Pollard, requested information about regulations for firework stands, which required firework stands to be in tents. Bill said Councilmember Brown had discussed that with the Fire Marshal, Dean Hunt, and later requested that regulations for seasonal outdoor vendors be revisited.

Bill said as a result of the inquiry, Staff became aware of some inconsistencies and some redundancies between each department's regulations of these uses. He said Ordinance 13-05 would correct this and also create new standards, which would help ensure positive aesthetics of the structures associated with these temporary uses. Bill said it allowed firework stands to be in a variety of stands, just not tents. He said there would be some minimum standards applied. Bill said the Planning Commission recommended approval and Staff supported that recommendation.

Councilmember Bouwhuis asked if the person with concerns about the previous ordinance had the chance to review this amendment.

Bill said he had; Councilmember Brown had had communications with him.

Councilmember Brown said Mr. Pollard had read the ordinance and indicated that he was good with the

changes.

**Mayor Curtis opened the meeting for public input.** None was given.

**MOTION:** Councilmember Bouwhuis moved to adopt Ordinance 13-05, amending Title 19, Section 19.21.070 regarding seasonal outdoor vendors. Councilmember Brown seconded the motion, which passed unanimously.

#### **CITIZEN COMMENTS:**

Judith Hurst, 1884 North 2700 East, gave a petition packet to the Council regarding safety in the Country Oaks and Oak Lane subdivisions. She indicated that the neighborhoods were rejuvenating and there was an increase of children on Country Oaks Drive and Oak Lane. Ms. Hurst said these roads were main feeder roads down from Highway 89. She expressed concerns for the safety of the children in the area. Ms. Hurst stated that Oak Lane was never intended to be a feeder to Highway 89.

Tiffany Sanchez, 2749 Country Oaks Drive, requested more speed limit signs on their street; there was only one speed limit sign at the top of the street. She said there was an excessive amount of speeders. Ms. Sanchez said it was a 25 mph area and they estimated some cars were traveling 40 to 50 mph. She said there were a lot of children running across the street and there were blind corners. Ms. Sanchez suggested signs indicating that there were children at play. She indicated that dogs had been hit and there had been property damage with cars running into cars parked on the street.

Robin Spratlan, 2724 Country Oaks Drive, indicated that she had been a resident in this area for 20 years. She said there was a lot more traffic on the streets; it was getting more and more dangerous. Ms. Spratlan said street lighting in the area was inadequate. The street was very windy with blind corners; at night it was very dark. She said the entrance to the subdivision was recently altered and they would appreciate an adjustment to the stop sign on the top of the street, with appropriate lighting. Ms. Spratlan said it was hard to distinguish where to turn when coming off of Highway 89.

There was discussion about the placement of the stop sign at the intersection with Highway 89.

Patricia Noyce, 2592 Country Oaks Drive, indicated that the intersection was changed last summer from an angled opening to a straighter alignment with Highway 89. She said it was much steeper. Ms. Noyce showed the Council a picture on her cell phone of the intersection. She said it was very dark, but the lighting could be resolved by moving the cobra head light from the south pole to the north pole.

Chall McRoberts, 2720 Oak Lane, said Oak Lane was in very poor repair. He said there were 303 pot holes on the road from Highway 89 to Kays Creek Drive. Mr. McRoberts said the repairs didn't last very long; the road needed to be resurfaced not repaired, similar to Kays Creek Drive that was resurfaced last year.

Mr. McRoberts said they had talked to State Engineers and the State had approved \$110,000,000 for construction work in Utah. He said one of the proposals was to complete the connection of Antelope Drive to Highway 89. Mr. McRoberts said Senator Stuart Adams lived in the area and he was very much in favor of having that completed. He said the Transportation Council would meet a week from Friday to make decisions on which project would go forward and whether Antelope Drive would be completed. Mr. McRoberts asked if the Council could send them a message that the City was interested in having that road done.

Councilmember Flitton asked if a representative from this group would be making a presentation to the Transportation Council.

Mr. Mc Roberts said they would be happy to make a presentation.

Judith Hurst said they would be sending their information with Stuart Adams to the meeting.

Mayor Curtis said a lot of these roads belonged to the State and not the City. He said Rocky Mountain Power facilitated the lighting on the streets. Mayor Curtis said the City could contact Rocky Mountain Power, but ultimately Rocky Mountain Power would determine when they were fixed. He explained that the City was working to acquire the street lights from Rocky Mountain Power.

Judith Hurst said there were only 3 lights on Oak Lane; Country Oaks had 6 lights.

Mayor Curtis said the City would contact Rocky Mountain Power and let them know that this specific area needed better lighting. He said Jim Mason was taking notes and would address this issue.

Councilmember Bouwhuis said he chaired the Davis County Transportation Committee. He said they reviewed and ranked all of the projects in the County and submitted that to the Coalition of Governments (COG), who endorsed them. Councilmember Bouwhuis said a big part of their discussion was the completion of Antelope Drive to Highway 89. He said when they met with the representatives from the Wasatch Front Regional Planning Council they made it very clear that this was a high priority. Councilmember Bouwhuis said Antelope Drive needed to go through to Highway 89. He said the short-term fixes suggested this evening were highly desirable until that connection was made.

The residents thanked the Council for their time.

Jim Mason said Staff would take a good look at this.

Councilmember Bouwhuis asked the residents to make sure all of the neighbors were in agreement so that there wasn't pushback when the City started promoting the connection of Antelope Drive to Highway 89.

Councilmember Freitag said he was looking on the State Public Notice Website and it showed that the next Transportation Commission meeting was scheduled for April 18th at 8:00 a.m. He said there was contact information.

Gary said the City had been lobbying hard for this change, and had been in contact with Senator Adams and Senator Stevenson. He said Antelope Drive was a high priority.

Zack Partridge, 1818 North 225 West, indicated that there was a problem with cars yielding when accessing northbound I-15 off of the Layton Parkway interchange. He indicated that when cars traveling east, turning onto the I-15 northbound onramp, had the green arrow, cars traveling west onto the northbound onramp were not yielding. Mr. Partridge said he had almost been hit numerous times.

Mayor Curtis said that was a State road, but the City could contact UDOT to have that addressed.

**The meeting adjourned at 7:53 p.m.**

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Thieda Wellman, City Recorder